

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JANUARY 9, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-25257

SDR-25256 - PUBLIC HEARING - APPLICANT/OWNER: STEVE AND JANINE AYRES - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A 1,498 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 804 South Jones Boulevard (APN 138-36-401-003), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

1

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

4

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Landscape plan
7. Backup referenced from the 12-06-07 Planning Commission Meeting Item 29

Motion made by LOIS TARKANIAN to Approve subject to conditions and amending Condition 3 as read for the record:

3. All development shall be in conformance with the site plan date stamped 12/20/07, landscape plan date stamped 11/15/07 and building elevations date stamped 10/23/07, except as amended by conditions herein.

**CITY COUNCIL MEETING OF: JANUARY 9, 2008**

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 108 for related backup and discussion.

